

# Balance Sheet

HOA: Midtown Reserve Homeowners Association Inc  
As of 09/30/22 (accrual basis)

## ASSETS

Bank	
1000 Midtown Operating	117,557.78
Total Bank	<u>117,557.78</u>
Accounts Receivable	
1100 Accounts Receivable	2,063.02
Total Accounts Receivable	<u>2,063.02</u>

**TOTAL ASSETS** **119,620.80**

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	-1,896.00
Total Accounts Payable	<u>-1,896.00</u>
<b>Total Liabilities</b>	<b>-1,896.00</b>

### Equity

3000 Net Income	114,216.54
3001 Retained Earnings	7,300.26
<b>Total Equity</b>	<b><u>121,516.80</u></b>

**TOTAL LIABILITIES & EQUITY** **119,620.80**

# Balance Sheet Comparison

HOA: Midtown Reserve Homeowners Association Inc  
 Comparison Periods: As of 06/30/22 and As of 09/30/22 (accrual basis)

	Amount as of 6/30/2022	Amount as of 9/30/2022	\$ Change	% Change
<b>ASSETS</b>				
Bank				
1000 Midtown Operating	130,664.08	117,557.78	13,106.30	11.1 %
Total Bank	130,664.08	117,557.78	13,106.30	11.1 %
Accounts Receivable				
1100 Accounts Receivable	6,666.00	2,063.02	4,602.98	223.1 %
Total Accounts Receivable	6,666.00	2,063.02	4,602.98	223.1 %
<b>TOTAL ASSETS</b>	<b>137,330.08</b>	<b>119,620.80</b>	<b>17,709.28</b>	<b>14.8 %</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
Accounts Payable				
2000 Accounts Payable	2,922.61	-1,896.00	4,818.61	254.1 %
Total Accounts Payable	2,922.61	-1,896.00	4,818.61	254.1 %
<b>Total Liabilities</b>	<b>2,922.61</b>	<b>-1,896.00</b>	<b>4,818.61</b>	<b>254.1 %</b>
<b>Equity</b>				
3000 Net Income	127,107.21	114,216.54	12,890.67	11.3 %
3001 Retained Earnings	7,300.26	7,300.26	0.00	0.0 %
<b>Total Equity</b>	<b>134,407.47</b>	<b>121,516.80</b>	<b>12,890.67</b>	<b>10.6 %</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>137,330.08</b>	<b>119,620.80</b>	<b>17,709.28</b>	<b>14.8 %</b>

# Profit & Loss

HOA: Midtown Reserve Homeowners Association Inc  
07/01/22 - 09/30/22 (accrual basis)

	<u>Amount</u>
<b>INCOME</b>	
4100 HOA Income (non-posting)	
4102 Transfer Fees	910.00
4110 Annual Dues Income	
4111 Builder Dues	-2,540.80
4112 Homeowner Dues	<u>6,382.28</u>
4110 Total Annual Dues Income	3,841.48
4125 Finance Charges	<u>-208.89</u>
4100 Total HOA Income (non-posting)	<u>4,542.59</u>
<b>TOTAL INCOME</b>	<b>4,542.59</b>
<b>EXPENSE</b>	
5000 HOA Mgmt/Assoc. Service	5,484.00
5080 Legal and Other Professional Fees (non-posting)	
5082 Legal Fees	<u>558.50</u>
5080 Total Legal and Other Professional Fees (non-posting)	558.50
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	<u>700.00</u>
5100 Total Repairs & Maintenance Expense (non-posting)	700.00
5400 Utilities Expense (non-posting)	
5401 Electric	543.17
5402 Sprinkler	864.05
5404 Fiber Connection	<u>9,250.00</u>
5400 Total Utilities Expense (non-posting)	10,657.22
5600 Office Expense (non-posting)	
5605 Postage & Mail Out	<u>33.54</u>
5600 Total Office Expense (non-posting)	33.54
<b>TOTAL EXPENSE</b>	<b>17,433.26</b>
<b>NET INCOME</b>	<b>-12,890.67</b>

## NET INCOME SUMMARY

Income	4,542.59
Expense	<u>-17,433.26</u>
<b>NET INCOME</b>	<b><u>-12,890.67</u></b>

# Profit & Loss Comparison

HOA: Midtown Reserve Homeowners Association Inc

Comparison Periods: 07/01/22 - 09/30/22 and 04/01/22 - 06/30/22 (accrual basis)

	07/01/22 - 09/30/22	04/01/22 - 06/30/22	\$ Change	% Change
<b>INCOME</b>				
4100 HOA Income (non-posting)				
4102 Transfer Fees	910.00	910.00	0.00	
4110 Annual Dues Income				
4111 Builder Dues	-2,540.80	-862.02	-1,678.78	-194.7 %
4112 Homeowner Dues	6,382.28	9,901.09	-3,518.81	-35.5 %
4110 Total Annual Dues Income	3,841.48	9,039.07	-5,197.59	-57.5 %
4120 Deed Restriction Income				
4121 Cost of Collection	0.00	125.00	-125.00	-100.0 %
4120 Total Deed Restriction Income	0.00	125.00	-125.00	-100.0 %
4125 Finance Charges	-208.89	90.76	-299.65	-330.2 %
4100 Total HOA Income (non-posting)	4,542.59	10,164.83	-5,622.24	-55.3 %
4900 Other Property Income (non-posting)				
4902 Landscaping	0.00	4,716.08	-4,716.08	-100.0 %
4900 Total Other Property Income (non-posting)	0.00	4,716.08	-4,716.08	-100.0 %
<b>TOTAL INCOME</b>	<b>4,542.59</b>	<b>14,880.91</b>	<b>-10,338.32</b>	<b>-69.5 %</b>
<b>EXPENSE</b>				
5000 HOA Mgmt/Assoc. Service	5,484.00	5,232.00	252.00	4.8 %
5030 Grounds Maintenance (non-posting)				
5031 Irrigation Repair	0.00	93.10	-93.10	-100.0 %
5032 Landscaping	0.00	6,562.66	-6,562.66	-100.0 %
5030 Total Grounds Maintenance (non-posting)	0.00	6,655.76	-6,655.76	-100.0 %
5080 Legal and Other Professional Fees (non-posting)				
5082 Legal Fees	558.50	635.22	-76.72	-12.1 %
5080 Total Legal and Other Professional Fees (no	558.50	635.22	-76.72	-12.1 %
5100 Repairs & Maintenance Expense (non-posting)				
5109 Miscellaneous Repairs Expense	700.00	0.00	700.00	
5100 Total Repairs & Maintenance Expense (non-	700.00	0.00	700.00	
5400 Utilities Expense (non-posting)				
5401 Electric	543.17	611.33	-68.16	-11.1 %
5402 Sprinkler	864.05	220.05	644.00	292.7 %
5404 Fiber Connection	9,250.00	12,400.00	-3,150.00	-25.4 %
5400 Total Utilities Expense (non-posting)	10,657.22	13,231.38	-2,574.16	-19.5 %
5600 Office Expense (non-posting)				
5605 Postage & Mail Out	33.54	51.02	-17.48	-34.3 %
5600 Total Office Expense (non-posting)	33.54	51.02	-17.48	-34.3 %
<b>TOTAL EXPENSE</b>	<b>17,433.26</b>	<b>25,805.38</b>	<b>-8,372.12</b>	<b>-32.4 %</b>
<b>NET INCOME</b>	<b>-12,890.67</b>	<b>-10,924.47</b>	<b>-1,966.20</b>	<b>-18.0 %</b>
<b>NET INCOME SUMMARY</b>				
Income	4,542.59	14,880.91	-10,338.32	-69.5 %
Expense	-17,433.26	-25,805.38	8,372.12	32.4 %
<b>NET INCOME</b>	<b>-12,890.67</b>	<b>-10,924.47</b>	<b>-1,966.20</b>	<b>-18.0 %</b>

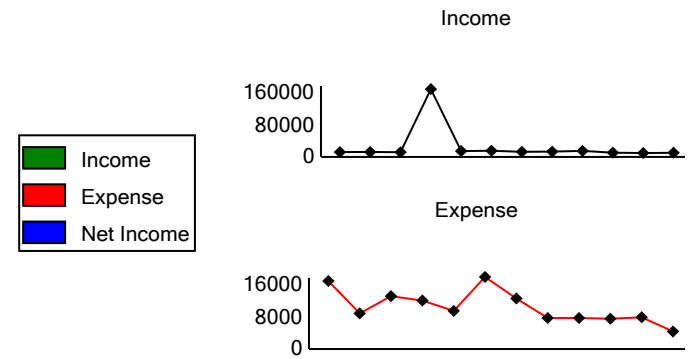
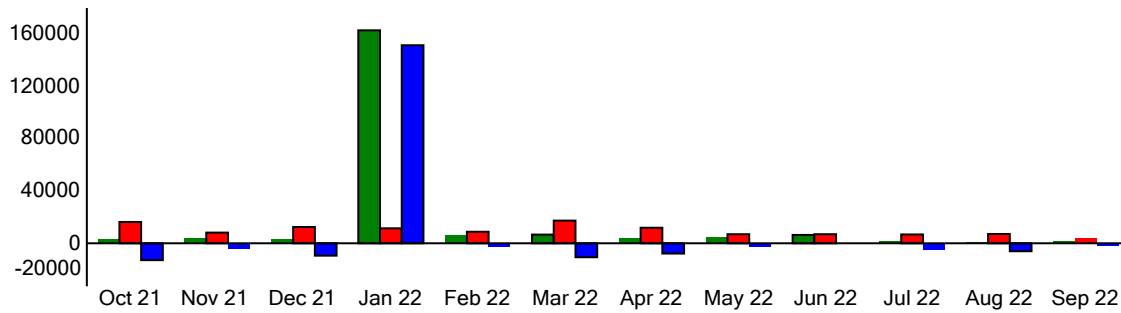
# Profit & Loss 12 Month Recap

HOA: Midtown Reserve Homeowners Association Inc  
 Monthly recap 10/01/21 - 09/30/22 (accrual basis)

	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
<b>INCOME</b>													
4100 HOA Income (non-p													
4102 Transfer Fees	350.00	70.00	455.00	280.00	140.00	455.00	175.00	315.00	420.00	385.00	175.00	350.00	3,570.00
4110 Annual Dues Inco													
4111 Builder Dues	-611.17	1,079.90	-154.12	54,884.58	714.03	-3,534.21	-1,301.72	-1,822.60	2,262.30	-1,383.93	-567.14	-589.73	48,976.19
4112 Homeowner Dues	1,218.50	143.84	312.32	105,425.34	2,541.78	7,366.42	2,602.40	3,645.23	3,653.46	3,104.85	1,399.34	1,878.09	133,291.57
4110 Total Annual Dues	607.33	1,223.74	158.20	160,309.92	3,255.81	3,832.21	1,300.68	1,822.63	5,915.76	1,720.92	832.20	1,288.36	182,267.76
4120 Deed Restriction I													
4121 Cost of Collecti	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	125.00
4123 Violation Enforc	25.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
4120 Total Deed Res	25.00	0.00	0.00	0.00	25.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	175.00
4125 Finance Charges	11.25	11.25	11.25	0.00	129.36	0.02	24.00	22.88	43.88	-208.89	0.00	0.00	45.00
4100 Total HOA Income	993.58	1,304.99	624.45	160,589.92	3,550.17	4,287.23	1,624.68	2,160.51	6,379.64	1,897.03	1,007.20	1,638.36	186,057.76
4200 Management Comp													
4207 NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00
4200 Total Managemer	0.00	0.00	0.00	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00
4900 Other Property Inco													
4902 Landscaping	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	18,864.32
4900 Total Other Prope	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	18,864.32
<b>TOTAL INCOME</b>	<b>3,351.62</b>	<b>3,663.03</b>	<b>2,982.49</b>	<b>162,947.96</b>	<b>5,908.21</b>	<b>6,645.27</b>	<b>4,017.72</b>	<b>4,483.55</b>	<b>6,379.64</b>	<b>1,897.03</b>	<b>1,007.20</b>	<b>1,638.36</b>	<b>204,922.08</b>
<b>EXPENSE</b>													
5000 HOA Mgmt/Assoc. S	1,554.00	1,560.00	1,560.00	1,704.00	1,716.00	1,752.00	1,752.00	1,740.00	1,740.00	1,746.00	1,866.00	1,872.00	20,562.00
5030 Grounds Maintenan													
5031 Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.10	0.00	0.00	0.00	0.00	93.10
5032 Landscaping	5,967.28	5,967.28	7,623.51	5,967.28	5,967.28	5,967.28	5,967.28	595.38	0.00	0.00	0.00	0.00	44,022.57
5030 Total Grounds Ma	5,967.28	5,967.28	7,623.51	5,967.28	5,967.28	5,967.28	5,967.28	688.48	0.00	0.00	0.00	0.00	44,115.67
5070 Insurance Expense I													
5073 Directors & Office	0.00	0.00	0.00	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00
5070 Total Insurance E	0.00	0.00	0.00	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00
5080 Legal and Other Pro													
5081 Accounting Fees	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
5082 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	1,193.72
5080 Total Legal and O	0.00	0.00	0.00	0.00	400.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	1,593.72
5100 Repairs & Maintenan													

	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
5109 Miscellaneous Re	0.00	0.00	0.00	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	920.71
5100 Total Repairs & M	0.00	0.00	0.00	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	920.71
5300 Taxes Expense (nor													
5301 Property Taxes	0.00	0.00	0.00	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.50
5300 Total Taxes Expe	0.00	0.00	0.00	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.50
5400 Utilities Expense (nc													
5401 Electric	134.96	456.65	263.85	149.58	194.70	181.62	191.03	173.06	247.24	153.29	177.27	212.61	2,535.86
5402 Sprinkler	961.10	133.35	21.96	110.35	110.35	36.39	35.60	162.35	22.10	276.10	409.35	178.60	2,457.60
5404 Fiber Connection	7,675.00	0.00	3,000.00	3,350.00	0.00	7,150.00	3,950.00	4,125.00	4,325.00	4,575.00	4,675.00	0.00	42,825.00
5400 Total Utilities Expi	8,771.06	590.00	3,285.81	3,609.93	305.05	7,368.01	4,176.63	4,460.41	4,594.34	5,004.39	5,261.62	391.21	47,818.46
5600 Office Expense (non													
5601 Office supplies	0.00	0.00	0.00	0.00	8.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.95
5605 Postage & Mail O	27.11	0.00	6.86	102.05	80.92	53.80	0.00	35.81	15.21	15.00	7.17	11.37	355.30
5600 Total Office Exper	27.11	0.00	6.86	102.05	89.87	53.80	0.00	35.81	15.21	15.00	7.17	11.37	364.25
<b>TOTAL EXPENSE</b>	<b>16,319.45</b>	<b>8,117.28</b>	<b>12,476.18</b>	<b>11,383.26</b>	<b>8,744.41</b>	<b>17,342.09</b>	<b>11,895.91</b>	<b>6,955.42</b>	<b>6,954.05</b>	<b>6,765.39</b>	<b>7,134.79</b>	<b>3,533.08</b>	<b>117,621.31</b>
<b>NET INCOME</b>	<b>-12,967.83</b>	<b>-4,454.25</b>	<b>-9,493.69</b>	<b>151,564.70</b>	<b>-2,836.20</b>	<b>-10,696.82</b>	<b>-7,878.19</b>	<b>-2,471.87</b>	<b>-574.41</b>	<b>-4,868.36</b>	<b>-6,127.59</b>	<b>-1,894.72</b>	<b>87,300.77</b>

	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
<b>NET INCOME SUMMARY</b>													
Income	3,351.62	3,663.03	2,982.49	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,379.64	1,897.03	1,007.20	1,638.36	204,922.08
Expense	-16,319.45	-8,117.28	-12,476.18	-11,383.26	-8,744.41	-17,342.09	-11,895.91	-6,955.42	-6,954.05	-6,765.39	-7,134.79	-3,533.08	-117,621.31
<b>NET INCOME</b>	<b>-12,967.83</b>	<b>-4,454.25</b>	<b>-9,493.69</b>	<b>151,564.70</b>	<b>-2,836.20</b>	<b>-10,696.82</b>	<b>-7,878.19</b>	<b>-2,471.87</b>	<b>-574.41</b>	<b>-4,868.36</b>	<b>-6,127.59</b>	<b>-1,894.72</b>	<b>87,300.77</b>



# Actual/Budget Fiscal Year Analysis

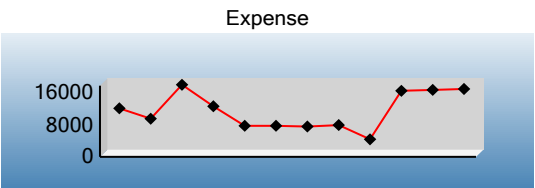
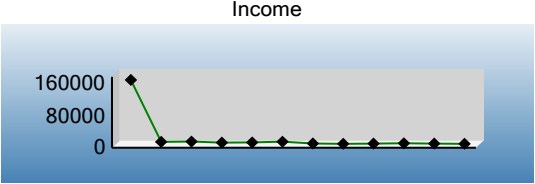
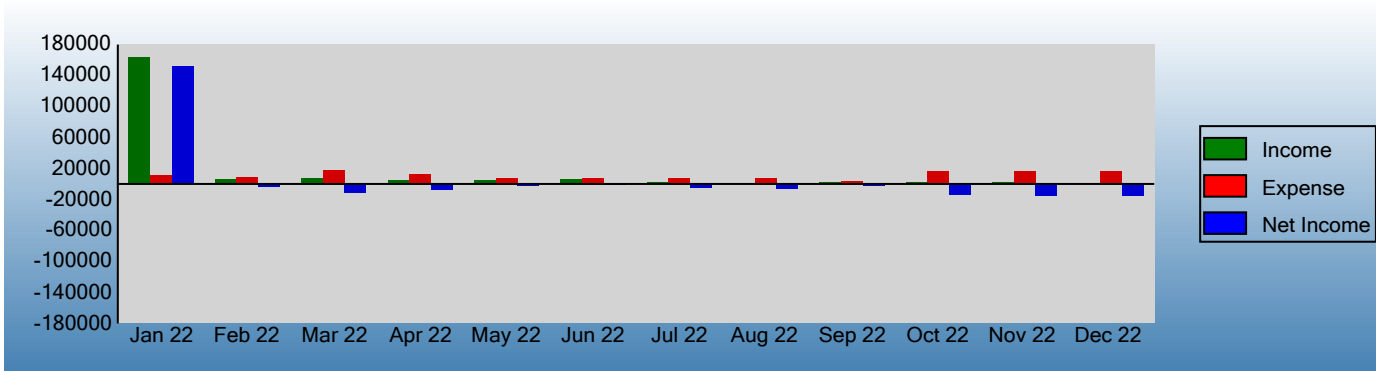
HOA: Midtown Reserve Homeowners Association Inc  
 Analysis for Fiscal Year 01/01/22 - 12/31/22 (accrual basis) as of As of 09/30/22

	Actual										Budget		REVISED TOTAL	ORIGINAL BUDGET
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22		
<b>INCOME</b>														
4100 HOA Income (non-posti														
4102 Transfer Fees	280.00	140.00	455.00	175.00	315.00	420.00	385.00	175.00	350.00	250.00	250.00	250.00	3,445.00	3,000.00
4110 Annual Dues Income														
4111 Builder Dues	54,884.58	714.03	-3,534.21	-1,301.72	-1,822.60	2,262.30	-1,383.93	-567.14	-589.73	562.50	375.00	187.50	49,786.58	75,375.00
4112 Homeowner Dues	105,425.34	2,541.78	7,366.42	2,602.40	3,645.23	3,653.46	3,104.85	1,399.34	1,878.09	1,500.00	1,000.00	500.00	134,616.91	114,000.00
4110 Total Annual Dues	160,309.92	3,255.81	3,832.21	1,300.68	1,822.63	5,915.76	1,720.92	832.20	1,288.36	2,062.50	1,375.00	687.50	184,403.49	189,375.00
4120 Deed Restriction Incc														
4121 Cost of Collection	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00
4123 Violation Enforcem	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00
4120 Total Deed Restrict	0.00	25.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
4125 Finance Charges	0.00	129.36	0.02	24.00	22.88	43.88	-208.89	0.00	0.00	0.00	0.00	0.00	11.25	0.00
4100 Total HOA Income (n	160,589.92	3,550.17	4,287.23	1,624.68	2,160.51	6,379.64	1,897.03	1,007.20	1,638.36	2,312.50	1,625.00	937.50	188,009.74	192,375.00
4200 Management Company														
4207 NSF Fees	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4200 Total Management C	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4900 Other Property Income (														
4902 Landscaping	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20	9,432.16
4900 Total Other Property	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20	9,432.16
<b>TOTAL INCOME</b>	<b>162,947.96</b>	<b>5,908.21</b>	<b>6,645.27</b>	<b>4,017.72</b>	<b>4,483.55</b>	<b>6,379.64</b>	<b>1,897.03</b>	<b>1,007.20</b>	<b>1,638.36</b>	<b>2,312.50</b>	<b>1,625.00</b>	<b>937.50</b>	<b>199,799.94</b>	<b>201,807.16</b>
<b>EXPENSE</b>														
5000 HOA Mgmt/Assoc. Serv	1,704.00	1,716.00	1,752.00	1,752.00	1,740.00	1,740.00	1,746.00	1,866.00	1,872.00	1,968.00	2,004.00	2,040.00	21,900.00	22,068.00
5030 Grounds Maintenance (i														
5031 Irrigation Repair	0.00	0.00	0.00	0.00	93.10	0.00	0.00	0.00	0.00	62.50	62.50	62.50	280.60	750.00
5032 Landscaping	5,967.28	5,967.28	5,967.28	5,967.28	595.38	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	27,464.50	31,580.48
5035 Turf/Mulch/Other Lan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	200.00	600.00	2,400.00
5030 Total Grounds Mainte	5,967.28	5,967.28	5,967.28	5,967.28	688.48	0.00	0.00	0.00	0.00	1,262.50	1,262.50	1,262.50	28,345.10	34,730.48
5070 Insurance Expense (nor														
5073 Directors & Officers	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00	2,100.00
5070 Total Insurance Expe	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00	2,100.00
5080 Legal and Other Profes														
5081 Accounting Fees	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00	75.00	625.00	900.00
5082 Legal Fees	0.00	0.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	150.00	150.00	150.00	1,643.72	1,800.00
5080 Total Legal and Other	0.00	400.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	225.00	225.00	225.00	2,268.72	2,700.00



	Actual										Budget		REVISED TOTAL	ORIGINAL BUDGET
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22		
5100 Repairs & Maintenance														
5109 Miscellaneous Repair	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	100.00	100.00	100.00	1,220.71	1,200.00
5100 Total Repairs & Main	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	100.00	100.00	100.00	1,220.71	1,200.00
5300 Taxes Expense (non-po														
5301 Property Taxes	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.50	0.00
5300 Total Taxes Expense	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.50	0.00
5400 Utilities Expense (non-p														
5401 Electric	149.58	194.70	181.62	191.03	173.06	247.24	153.29	177.27	212.61	250.00	250.00	250.00	2,430.40	3,000.00
5402 Sprinkler	110.35	110.35	36.39	35.60	162.35	22.10	276.10	409.35	178.60	60.00	60.00	60.00	1,521.19	720.00
5404 Fiber Connection	3,350.00	0.00	7,150.00	3,950.00	4,125.00	4,325.00	4,575.00	4,675.00	0.00	4,500.00	4,700.00	4,900.00	46,250.00	45,600.00
5400 Total Utilities Expens	3,609.93	305.05	7,368.01	4,176.63	4,460.41	4,594.34	5,004.39	5,261.62	391.21	4,810.00	5,010.00	5,210.00	50,201.59	49,320.00
5600 Office Expense (non-po														
5601 Office supplies	0.00	8.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	5.00	5.00	23.95	60.00
5605 Postage & Mail Out	102.05	80.92	53.80	0.00	35.81	15.21	15.00	7.17	11.37	15.00	15.00	15.00	366.33	180.00
5600 Total Office Expense	102.05	89.87	53.80	0.00	35.81	15.21	15.00	7.17	11.37	20.00	20.00	20.00	390.28	240.00
5800 Other Expenses														
5803 Flags, Decorations, S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	200.00	600.00	2,400.00
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	200.00	600.00	2,400.00
6100 Construction Expense (i														
6101 Contractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	300.00	1,200.00
6100 Total Construction Ex	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	300.00	1,200.00
6010 Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,125.00	7,125.00	7,125.00	21,375.00	85,500.00
<b>TOTAL EXPENSE</b>	<b>11,383.26</b>	<b>8,744.41</b>	<b>17,342.09</b>	<b>11,895.91</b>	<b>6,955.42</b>	<b>6,954.05</b>	<b>6,765.39</b>	<b>7,134.79</b>	<b>3,533.08</b>	<b>15,810.50</b>	<b>16,046.50</b>	<b>16,282.50</b>	<b>128,847.90</b>	<b>201,458.48</b>
<b>NET INCOME</b>	<b>151,564.70</b>	<b>-2,836.20</b>	<b>-10,696.82</b>	<b>-7,878.19</b>	<b>-2,471.87</b>	<b>-574.41</b>	<b>-4,868.36</b>	<b>-6,127.59</b>	<b>-1,894.72</b>	<b>-13,498.00</b>	<b>-14,421.50</b>	<b>-15,345.00</b>	<b>70,952.04</b>	<b>348.68</b>

	Actual									Budget			REVISED TOTAL	ORIGINAL BUDGET
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22		
<b>NET INCOME SUMMARY</b>														
Income	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,379.64	1,897.03	1,007.20	1,638.36	2,312.50	1,625.00	937.50	199,799.94	201,807.16
Expense	-11,383.26	-8,744.41	-17,342.09	-11,895.91	-6,955.42	-6,954.05	-6,765.39	-7,134.79	-3,533.08	-15,810.50	-16,046.50	-16,282.50	-128,847.90	-201,458.48
<b>NET INCOME</b>	<b>151,564.70</b>	<b>-2,836.20</b>	<b>-10,696.82</b>	<b>-7,878.19</b>	<b>-2,471.87</b>	<b>-574.41</b>	<b>-4,868.36</b>	<b>-6,127.59</b>	<b>-1,894.72</b>	<b>-13,498.00</b>	<b>-14,421.50</b>	<b>-15,345.00</b>	<b>70,952.04</b>	<b>348.68</b>



# Trial Balance Activity

HOA: Midtown Reserve Homeowners Association Inc

Date Range: 07/01/22 - 09/30/22 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	130,664.08		13,106.30	117,557.78
1100 Accounts Receivable	6,666.00		4,602.98	2,063.02
2000 Accounts Payable	-2,922.61	4,818.61		1,896.00
3001 Retained Earnings	-7,300.26			-7,300.26
4102 Transfer Fees	-1,785.00		910.00	-2,695.00
4111 Builder Dues	-51,202.38	2,540.80		-48,661.58
4112 Homeowner Dues	-125,234.63		6,382.28	-131,616.91
4121 Cost of Collection	-125.00			-125.00
4123 Violation Enforcement	-25.00			-25.00
4125 Finance Charges	-220.14	208.89		-11.25
4902 Landscaping	-11,790.20			-11,790.20
5000 HOA Mgmt/Assoc. Service	10,404.00	5,484.00		15,888.00
5031 Irrigation Repair	93.10			93.10
5032 Landscaping	24,464.50			24,464.50
5073 Directors & Officers	2,201.00			2,201.00
5081 Accounting Fees	400.00			400.00
5082 Legal Fees	635.22	558.50		1,193.72
5109 Miscellaneous Repairs Expense	220.71	700.00		920.71
5301 Property Taxes	45.50			45.50
5401 Electric	1,137.23	543.17		1,680.40
5402 Sprinkler	477.14	864.05		1,341.19
5404 Fiber Connection	22,900.00	9,250.00		32,150.00
5601 Office supplies	8.95			8.95
5605 Postage & Mail Out	287.79	33.54		321.33
	<b>0.00</b>	<b>25,001.56</b>	<b>25,001.56</b>	<b>0.00</b>

# Cash Flow 12 Month Recap

All HOAs

10/01/21 - 09/30/22 (accrual basis)

	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
<b>OPERATING ACTIVITIES</b>													
<b>INCOME</b>													
4000 Management Fee Income	0.00	0.00	0.00	0.00	0.00	61.86	28.12	56.00	-1,746.00	111.39	-6.00	-24.00	-1,518.63
4100 HOA Income (non-posting)													
4102 Transfer Fees	350.00	70.00	455.00	280.00	140.00	455.00	175.00	315.00	420.00	385.00	175.00	350.00	3,570.00
4110 Annual Dues Income													
4111 Builder Dues	-611.17	1,079.90	-154.12	54,884.58	714.03	-3,534.21	-1,301.72	-1,822.60	2,262.30	-1,383.93	-567.14	-589.73	48,976.19
4112 Homeowner Dues	1,218.50	143.84	312.32	105,425.34	2,541.78	7,366.42	2,602.40	3,645.23	3,653.46	3,104.85	1,399.34	1,878.09	133,291.57
4110 Total Annual Dues Income	607.33	1,223.74	158.20	160,309.92	3,255.81	3,832.21	1,300.68	1,822.63	5,915.76	1,720.92	832.20	1,288.36	182,267.76
4120 Deed Restriction Income													
4121 Cost of Collection	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	125.00
4123 Violation Enforcement	25.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
4120 Total Deed Restriction Income	25.00	0.00	0.00	0.00	25.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	175.00
4125 Finance Charges	11.25	11.25	11.25	0.00	129.36	-61.84	-4.12	1.88	-187.51	-208.89	0.00	0.00	-297.37
4100 Total HOA Income (non-posting)	993.58	1,304.99	624.45	160,589.92	3,550.17	4,225.37	1,596.56	2,139.51	6,148.25	1,897.03	1,007.20	1,638.36	185,715.39
4200 Management Company Income													
4207 NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	35.00	-70.00	0.00	0.00	0.00	0.00	-35.00
4200 Total Management Company Income	0.00	0.00	0.00	0.00	0.00	0.00	35.00	-70.00	0.00	0.00	0.00	0.00	-35.00
Income													
4900 Other Property Income (non-posting)													
4902 Landscaping	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	18,864.32
4900 Total Other Property Income (non-posting)	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	18,864.32
<b>TOTAL INCOME</b>	<b>3,351.62</b>	<b>3,663.03</b>	<b>2,982.49</b>	<b>162,947.96</b>	<b>5,908.21</b>	<b>6,645.27</b>	<b>4,017.72</b>	<b>4,483.55</b>	<b>4,402.25</b>	<b>2,008.42</b>	<b>1,001.20</b>	<b>1,614.36</b>	<b>203,026.08</b>
<b>EXPENSE</b>													
5000 HOA Mgmt/Assoc. Service	-1,554.00	-1,560.00	-1,560.00	-1,704.00	-1,716.00	-1,752.00	-1,752.00	-1,740.00	-1,740.00	-1,746.00	-1,866.00	-1,872.00	-20,562.00
5030 Grounds Maintenance (non-posting)													
5031 Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-93.10	0.00	0.00	0.00	0.00	-93.10
5032 Landscaping	-5,967.28	-5,967.28	-7,623.51	-5,967.28	-5,967.28	-5,967.28	-5,967.28	-595.38	0.00	0.00	0.00	0.00	-44,022.57
5034 Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	-220.71	0.00	0.00	0.00	0.00	0.00	0.00	-220.71
5030 Total Grounds Maintenance (non-posting)	-5,967.28	-5,967.28	-7,623.51	-5,967.28	-5,967.28	-6,187.99	-5,967.28	-688.48	0.00	0.00	0.00	0.00	-44,336.38
5070 Insurance Expense (non-posting)													
5073 Directors & Officers	0.00	0.00	0.00	0.00	0.00	-2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,201.00
5070 Total Insurance Expense (non-posting)	0.00	0.00	0.00	0.00	0.00	-2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,201.00
5080 Legal and Other Professional Fees (non-posting)													
5081 Accounting Fees	0.00	0.00	0.00	0.00	-400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-400.00

	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
5082 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-635.22	0.00	0.00	-558.50	-1,193.72
5080 Total Legal and Other Professional Fees (non-posting)	0.00	0.00	0.00	0.00	-400.00	0.00	0.00	0.00	-635.22	0.00	0.00	-558.50	-1,593.72
5100 Repairs & Maintenance Expense (non-posting)													
5109 Miscellaneous Repairs Expense	0.00	0.00	0.00	0.00	-220.71	0.00	0.00	0.00	0.00	0.00	0.00	-700.00	-920.71
5100 Total Repairs & Maintenance Expense (non-posting)	0.00	0.00	0.00	0.00	-220.71	0.00	0.00	0.00	0.00	0.00	0.00	-700.00	-920.71
5300 Taxes Expense (non-posting)													
5301 Property Taxes	0.00	0.00	0.00	0.00	-45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-45.50
5300 Total Taxes Expense (non-posting)	0.00	0.00	0.00	0.00	-45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-45.50
5400 Utilities Expense (non-posting)													
5401 Electric	-134.96	-456.65	-263.85	-149.58	-194.70	-181.62	-191.03	-173.06	-247.24	-153.29	-177.27	-212.61	-2,535.86
5402 Sprinkler	-961.10	-133.35	-21.96	-110.35	-110.35	-36.39	-35.60	-162.35	-22.10	-276.10	-409.35	-178.60	-2,457.60
5404 Fiber Connection	-7,675.00	0.00	-3,000.00	-3,350.00	0.00	-7,150.00	-3,950.00	-4,125.00	-4,325.00	-4,575.00	-4,675.00	0.00	-42,825.00
5400 Total Utilities Expense (non-posting)	-8,771.06	-590.00	-3,285.81	-3,609.93	-305.05	-7,368.01	-4,176.63	-4,460.41	-4,594.34	-5,004.39	-5,261.62	-391.21	-47,818.46
5600 Office Expense (non-posting)													
5601 Office supplies	0.00	0.00	0.00	8.95	-17.90	0.00	2.80	0.00	0.00	0.00	0.00	0.00	-6.15
5605 Postage & Mail Out	-28.96	-5.77	88.33	-131.10	-146.00	-7.92	-35.20	-42.80	-29.62	-15.00	-7.17	-11.37	-372.58
5600 Total Office Expense (non-posting)	-28.96	-5.77	88.33	-122.15	-163.90	-7.92	-32.40	-42.80	-29.62	-15.00	-7.17	-11.37	-378.73
5800 Other Expenses													
5807 Reimbursable Expenses	0.00	0.00	0.00	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.71
5800 Total Other Expenses	0.00	0.00	0.00	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.71
<b>TOTAL EXPENSE</b>	<b>-16,321.30</b>	<b>-8,123.05</b>	<b>-12,380.99</b>	<b>-11,403.36</b>	<b>-8,597.73</b>	<b>-17,516.92</b>	<b>-11,928.31</b>	<b>-6,931.69</b>	<b>-6,999.18</b>	<b>-6,765.39</b>	<b>-7,134.79</b>	<b>-3,533.08</b>	<b>-117,635.79</b>
Net Income	-12,969.68	-4,460.02	-9,398.50	151,544.60	-2,689.52	-10,871.65	-7,910.59	-2,448.14	-2,596.93	-4,756.97	-6,133.59	-1,918.72	85,390.29
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	1,346.41	-798.75	14,959.76	-33,510.59	10,196.99	10,682.42	-6,080.78	-778.78	-481.06	3,908.92	955.66	-342.99	57.21
1202 Pass-through	0.00	0.00	0.00	0.00	0.00	-8,221.24	7,936.65	284.59	0.00	0.00	0.00	0.00	0.00
2000 Accounts Payable	5,133.61	-2,874.98	1,731.23	-1,306.23	-2,721.37	11,346.41	-7,740.45	-5,343.26	-6,836.00	111.39	-6.00	-4,924.00	-13,429.65
<b>Net cash provided by Operating Activities</b>	<b>-6,489.66</b>	<b>-8,133.75</b>	<b>7,292.49</b>	<b>116,727.78</b>	<b>4,786.10</b>	<b>2,935.94</b>	<b>-13,795.17</b>	<b>-8,285.59</b>	<b>-9,913.99</b>	<b>-736.66</b>	<b>-5,183.93</b>	<b>-7,185.71</b>	<b>72,017.85</b>
<b>Net cash increase for period</b>	<b>-6,489.66</b>	<b>-8,133.75</b>	<b>7,292.49</b>	<b>116,727.78</b>	<b>4,786.10</b>	<b>2,935.94</b>	<b>-13,795.17</b>	<b>-8,285.59</b>	<b>-9,913.99</b>	<b>-736.66</b>	<b>-5,183.93</b>	<b>-7,185.71</b>	<b>72,017.85</b>
<b>Cash at beginning of period</b>	45,539.93	39,050.27	30,916.52	38,209.01	154,936.79	159,722.89	162,658.83	148,863.66	140,578.07	130,664.08	129,927.42	124,743.49	45,539.93
<b>Cash at end of period</b>	<b>39,050.27</b>	<b>30,916.52</b>	<b>38,209.01</b>	<b>154,936.79</b>	<b>159,722.89</b>	<b>162,658.83</b>	<b>148,863.66</b>	<b>140,578.07</b>	<b>130,664.08</b>	<b>129,927.42</b>	<b>124,743.49</b>	<b>117,557.78</b>	<b>117,557.78</b>